

**MINUTES OF A REGULAR MEETING OF  
THE TORRANCE PLANNING COMMISSION**

**1. CALL TO ORDER**

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, July 20, 2011 in City Council Chambers at Torrance City Hall.

**2. SALUTE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Rizzo.

**3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE**

Present: Commissioners Gibson, Horwich, Polcari, Rizzo, Uchima, Weideman and Chairperson Skoll.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Gomez, Plans Examiner Noh, Associate Civil Engineer Symons, and Assistant City Attorney Sullivan.

**4. POSTING OF THE AGENDA**

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, July 14, 2011.

**5. APPROVAL OF MINUTES – None.**

**6. REQUESTS FOR POSTPONEMENTS**

Planning Manager Lodan reported that the applicant has requested that Agenda Item 9A, PRE11-00005: Dafna Lahav (Peter John Simrose), be continued to August 17, 2011 because the architect is unable to attend tonight's meeting due to health issues.

**MOTION:** Commissioner Polcari moved to continue Agenda Item 9A to August 17, 2011. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote.

**7. ORAL COMMUNICATIONS #1 – None.**

Chairperson Skoll reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

**8. TIME EXTENSIONS – None.**

**9. CONTINUED HEARINGS**

**9A. PRE11-00005: DAFNA LAHAV (PETER JOHN SIMROSE)**

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing one-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 128 Via Colusa.

Item was continued to August 17, 2011.

10. **WAIVERS** – None.

11. **FORMAL HEARINGS**

11A. **CUP11-00013: YANAGI BISTRO (KAMER KOSEDAG)**

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a restaurant with on-sale beer and wine service on property located in the C-2 Zone at 2439 Pacific Coast Highway.

**Recommendation:** Approval.

Planning Associate Gomez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Brian Shim, owner/operator of Yanagi Bistro, voiced his agreement with the recommended conditions of approval.

Commissioner Weideman noted that a letter in the supplemental material from Candice Achenbach, president/director of Seeds of Joy Village, the preschool on the east side of the subject property, mentions that the applicant has agreed to only serve food and alcohol inside the restaurant and questioned whether this has been included as a condition of approval.

Planning Manager Lodan advised that two conditions were included to address this issue: Condition No. 4, which requires that the proposed patio be deleted from the plans; and Condition No. 5, which states that any future requests for outdoor seating shall be subject to the review and approval of the Planning Commission.

In response to the owner of the property, Kamer Kosedag, Planning Manager Lodan provided clarification regarding the application process should the restaurant decide to add outdoor seating in the future. Mr. Shim acknowledged that he understood that he could not add outdoor seating without Planning Commission approval.

**MOTION:** Commissioner Horwich moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote.

Commissioner Weideman indicated that he would support the application because apparently the preschool's concerns have been resolved. Planning Manager Lodan noted that there was a representative of the preschool at the meeting, but she chose not to speak.

**MOTION:** Commissioner Weideman moved for the approval of CUP11-00013, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 11-044.

**MOTION:** Commissioner Weideman moved for the adoption of Planning Commission Resolution No. 11-044. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

**11B. PRE11-00009: PETER ARDELJAN (BEST BUILT CONSTRUCTION, INC.)**

Planning Commission consideration for approval of a Precise Plan of Development to allow a new two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5326 Linda Drive.

**Recommendation:** Approval.

Planning Associate Gomez introduced the request.

Peter Ardeljan, Best Built Construction, voiced his agreement with the recommended conditions of approval. He noted that the project's height and FAR (floor area ratio) are well under the maximum allowed in the Hillside Overlay.

Commissioner Weideman complimented Mr. Ardeljan on his responses to Items 2b and 3a of the Precise Plan application regarding the issue of unreasonable hardship.

Chairperson Skoll noted that the staff report mentions that the house, porch and roof overhang will have to be modified at the northwesterly corner in order to comply with side yard setback requirements and asked how this would be accomplished.

Planning Manager Lodan advised that the proposed home encroaches into the required setback by approximately 9 inches and this could be corrected by either eliminating 9 inches from this area or shifting the house to east and the applicant has indicated his preference for the latter.

Mr. Ardeljan reported that this can easily be accomplished by shifting the house slightly to the east and it will not require any significant changes to the design.

**MOTION:** Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Weideman and passed by unanimous voice vote.

**MOTION:** Commissioner Polcari moved for the approval of PRE11-00009, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Horwich and passed by unanimous roll call vote.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution No. 11-045.

**MOTION:** Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 11-045. The motion was seconded by Commissioner Uchima and passed by unanimous roll call vote.

**12. RESOLUTIONS**

**12A. MOD11-00005, WAV11-00007: JAN TROBAUGH (DEAN THOMAS)**

Planning Commission adoption of a resolution reflecting their decision to approve a Modification of a previously approved Conditional Use Permit (CUP07-00005) to allow the reconfiguration of a 12-unit condominium project in conjunction with a Waiver to allow less than the required distance between buildings on property located in the R-3 Zone at 3525 Maricopa Street.

Planning Manager Lodan reported that the resolutions reflect the Commission's action at the July 6, 2011 meeting approving MOD11-00005 and WAV11-00007 by a vote of 5-2, with Commissioners Weideman and Horwich dissenting.

Planning Associate Gomez read aloud the number and title of Planning Commission Resolution Nos. 11-042 and 11-043.

**MOTION:** Commissioner Rizzo moved for the adoption of Planning Commission Resolution Nos. 11-042 and 11-043. The motion was seconded by Commissioner Polcari and passed by unanimous roll call vote.

13. **PUBLIC WORKSHOP ITEMS** – None.

14. **MISCELLANEOUS ITEMS** – None.

15. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

Planning Manager Lodan reported that the City Council considered revised plans for 22221 Warmside Avenue (PRE08-00011: Craig and Yoko Richmond) on July 19, 2011 and ultimately approved the project by a vote of 4 to 2.

16. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the August 3, 2011 Planning Commission meeting.

17. **ORAL COMMUNICATIONS #2**

**17A.** Commissioner Weideman announced that the Torrance Historical Society will be hosting "Rock Around the Block," an event celebrating Torrance's 1956 All American City Award, on Thursday, July 21, from 5:30 – 8:00 p.m. in front of the Historical Museum on Post Avenue, noting that the event will include games, food from In-N-Out Burger, and a display of classic cars.

**17B.** Commissioner Gibson congratulated Planning Associate Danny Santana on the birth of his son and thanked Commissioner Uchima taking care of the baby gift.

**17C.** Commissioner Uchima thanked Planning Manager Lodan for sending photos of the new baby to commissioners.

**17D.** Commissioner Horwich and Chairperson Skoll also congratulated Danny Santana on the birth of his son.

**17E.** Chairperson Skoll reported on his attendance at an ExxonMobil Community Advisory Panel meeting earlier this evening, noting that it included a tour of the refinery.

**17F.** Commissioner Weideman questioned whether the electric fence that was approved for the perimeter of ExxonMobil approximately 4 years ago was ever installed, and Assistant City Attorney Sullivan confirmed that the fence is now in place.

**18. ADJOURNMENT**

At 7:40 p.m., the meeting was adjourned to Wednesday, August 3, 2011 at 7:00 p.m.

Approved as Submitted September 21, 2011 s/ Sue Herbers, City Clerk
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